

Douglas Park 2016 DA Compliance List

Item #	DA Section	Page #	Subject	Action Required	Status
1	2.4.2	20	Project Infrastructure - Phase 1	The Developer shall be responsible for construction of Phase 1 On-site Roadway Infrastructure, Segment 1 of Bike Path, and the Lakewood Boulevard Landscape Improvement Prior to 1st C of O in Douglas Park (PLEASE SEE EXHIBIT E-1)	Completed
2		20	Project Infrastructure - Phase 2	The Developer shall be responsible for construction of Phase 2 On-site Roadway Infrastructure Prior to C of O for 1st building in sub area 8A (PLEASE SEE EXHIBIT E-1)	Completed
3		21	Project Infrastructure - Phase 3	The Developer shall be responsible for construction of Phase 3 On-site Roadway Infrastructure, and Segment 4 & 5 of the Bike Path no later than the 3rd anniversary of 1st C of O issuance in sub areas 7 or 8A (PLEASE SEE EXHIBIT E-1)	Completed
4		21	Project Infrastructure - Phase 4	The Developer shall be responsible for the construction of Brizendine Avenue, Stineman Avenue, Schaufele Avenue, and McGowen Street, to be done in phases as development occurs	Future Requirement
5		21	Project Infrastructure - Phase 4, Continued	The Developer shall complete development of Jansen Green Park and Segment 2 of Bike Path prior to C of O issuance of building adjacent to or across the street from Jansen Green	Future Requirement
6		22	Project Infrastructure - Phase 4, Continued	The Developer shall design the entire view corridor along McGowen Street together with the first application for Site Plan Review for any commercial building adjacent to view corridor easements (SEE ATTACHED PAGE 21 OF PD-32 DEVELOPMENT STANDARDS)	Future Requirement
7		22	Project Infrastructure - Phase 5	The Developer shall complete development of necessary infrastructure as necessary to support development of sub area 1.	Future Requirement
8		23	Project Infrastructure - Other Phasing	The Developer shall be responsible for the construction of Carson Street Landscape Improvements prior issuance of C of O of any building fronting Carson Street, in sub area 1 or 2 (PLEASE SEE EXHIBIT R)	Future Requirement
9		23	Project Infrastructure - Other Phasing, Continued	The Developer shall be responsible for the construction of Community Open Spaces designated as significant plazas, street gateways, enhanced McGowen parkway, landscape buffers and mid-block connections, concurrently with the development of any buildings adjacent to the designated open spaces (PLEASE SEE EXHIBIT E-2)	In Progress in 2016 - street gateways adjacent to Hampton Inn Hotel in progress
10	2.4.3	23	Maintenance of Landscaping and Other Improvements	The Developer shall be responsible for the maintenance required in connection with the Lakewood Boulevard Landscape Improvements, the Carson Street Landscape Improvements, all parkway and median landscaping, and Community Open Space	Ongoing Completion in 2016
11		24	Master C,C,&R's to be recorded	The City (as part of the C,C,&R's) shall implement a program to divert 30 to 50 percent of the waste generated by the project's commercial uses (SEE ATTACHMENTS FOR DEFINITION OF COMMERCIAL USE) . The precise percentage to be diverted will depend on the specific commercial use to be implemented and will be defined by the City of Long Beach Environmental Services Bureau and the City of Lakewood Department of Public Works.	To Be Determined by the City

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12	3.3.3.1	41	Ministerial Permits and Approvals	The Developer shall supply to the City, no later than January 1 of each year, a list of the various Ministerial Permits and Approvals which are reasonably anticipated during that year.	Completed in 2016
13	5.5	45	Annual Review Fee	The Developer shall pay the applicable annual review fee imposed for annual review of development agreements.	Completed
14	7.2.2	47	Notice of Default	The City shall first submit to the Developer a written notice of default, identifying with specificity the obligations which have not been performed	Not Applicable
15	8.19 - 8.19.7.3	69-74	Douglas Park Employment Development Program	The Developer shall collaborate with the city to implement a jobs program, under the guidance of the Douglas Park Job Development Advisory Board (SEE EXHIBIT Q FOR PROGRAM STRUCTURE)	Not Applicable
16		70	Coordinated Job Fairs	The Douglas Park Job Development Advisory Board shall conduct job fairs for participation with The Developer, the Long Beach Jobs Initiative Team, and owner/builders. Meetings of the Douglas Park Job Development Advisory Board to meet every 6 months.	Not Applicable
17		71	Matching Employment Program Fund (JOBS Program)	The City and the Developer shall each contribute an equal amount up to \$400,000 over the term of the program. Every 12 months, the City and the Developer shall deposit \$100,000 into a segregated city account	Completed
18	8.23	77	Public Financing Districts		
19	8.25.1	90	Donald Douglas Plaza	The City shall provide a graded site & The Developer shall reimburse the City for the cost thereof. Donald Douglas plaza shall be fully improved by the developer no later than 15 months after grading for the site	Completed by both
20	8.25.2	91	Jansen Green	The Developer shall be responsible for the full development of Jansen Green Park and Segment 2 Bike Path prior to C of O of first building developed adjacent to or across the street from Jansen Green.	Future Requirement
21	8.27	93	Transportation Demand Management Program	The Developer shall submit a TDM Program designed to achieve reduction of 20% reduction in p.m. peak-hour trips generated by the Office Park ("commercial district") uses (SEE ATTACHMENTS FOR DEFINITION OF COMMERCIAL USE & CURRENT COMMERCIAL SQUARE FOOTAGE) . The employee communte mode choice shall be annually monitored and the TDM Program adjusted, to acheive the 20% reduction. The City shall not issue building permits for Office Park ("Commercial District") uses beyond 3,000,000 square feet, except to the degree that actual reductions have been acheived. The TDM program is to be done prior to issuance of the first building permit for any office park use (PLEASE SEE MM-V-L-16 FOR DETAILS ON TDM REQUIREMENTS)	Outstanding (Trigger is first project building permit for Office Park (Commercial District) use).
				Commercial Use Square Footage (As of 05/2016)	

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22	8.28	93-95	Transportation Improvements	The Project shall incorporate the Transportation Improvements to service the Project	Not Applicable
23	8.29	95	Project Trip Cap	The City (City Engineer) shall make a calculation of the total site trip generation (Not to exceed 5,872 peak hour trips), in accordance with Exhibit F, prior to the issuance of each new Project building permit,	Not Applicable
24	8.30	96	Affordable Housing Payments	The Developer shall contribute \$250,000 to the City's affordable housing goals at the time of execution of the DA	Completed (Per Amended DA)
25	8.45	103	Public Art Requirement	The Developer shall prepare and submit a Public Art Master Program to be approved by the Public Corporation for the Arts.	Completed (SEE ATTACHED EXHIBIT F-1 OF THE MASTER C,C,&R'S)
26	8.46	103	Monetary Contributions to Citywide Infrastructure	The Developer shall contribute to the City's infrastructure needs in the amount of \$2,000,000 , according to a payment schedule.	Ongoing (As Development Occurs) (SEE ATTACHED EXHIBIT H)
27	8.47	105	Project Development Services Fee	The Developer shall pay to the City a development services fee in the total amount of \$1,200,000 , at a rate of \$0.76 per building square foot, within PD-32 North	Ongoing (As Development Occurs) (459,699 SQ. FT. CONSTRUCTED IN PD-32 NORTH SO FAR)
28	Exhibit G		Lakewood Boulevard Landscaping	The Developer shall provide \$1,000,000 to the City for landscaping along Lakewood Boulevard	Completed
29	Exhibit I-2		Police & Fire fees	The Developer shall pay Police and Fire fees at the rate existing at the time Development occurs	Ongoing (As Development Occurs)